

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

WAREHOUSE/INDUSTRIAL PREMISES

**17-19 BARR ST, HOCKLEY, BIRMINGHAM,
B19 3EH**



5,832 SQ FT (541.8 SQ M) GIA

- CENTRAL LOCATION
- THREE STOREY PREMISES
- EXTERNAL LOADING BAY
- FLEXIBLE TERMS

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Barr St within close proximity to the junction with Harford Street which in turn leads onto the main A41 Great Hampton St. The A41 is a main arterial route which leads direct into Birmingham City Centre, being $\frac{3}{4}$ of a mile South East and Junction 1 of the M5, being 1.5 miles to the North West. The A38(M) Aston Expressway (circa 1 mile due East), provides direct access to Junction 6 of the M6 Motorway "Spaghetti Junction". St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

Description

The warehouse comprises of a mid-terraced three storey unit with full height brick elevations to eaves surmounted by a pitched roof. Internally the premises benefits from a concrete floor, carpets, gas fired heater blower, three phase electricity, fluorescent strip lights, WC accommodation and kitchen area to the rear. There is further storage accommodation located at the first and second floor level which is accessed via a staircase at the front as well as one towards the rear. To the side of the property is an external loading bay which can also be used for car parking and is accessed via an electric metal roller shutter door.

Accommodation

AREA	SQ FT	SQ M
Ground Floor	3,609	335.3
First Floor	1,078	100.1
Second Floor	1,145	106.4
TOTAL	5,832	541.8

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure

The property is available at a rent of £30,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £5,500 in respect of the ground floor & £3,900 in respect of the upper floors.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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